

ITEM 4

BUILDING CODE, SECTION 506(d) -- YARD AGREEMENT

The increase in building area permitted by Section 506 shall not be allowed unless the owner of any privately owned yard used as the basis of such increase has filed the following agreement:

I/We the undersigned, as owner(s) of the property located at

Street Address: 19700 E. Business Parkway L.A. County

Legal Description: See Attached

acknowledge that the area of 120,000 square feet for the proposed construction shown on Plan Check application No. BL 9603010029 is approved by reason of yard spaces 60 feet in width adjoining 4 sides of the building as shown on the dimensioned plot plan (below/on reverse/attached). I/We agree to maintain this space and refrain from further construction thereon as long as such yard is required for this purpose by the Building Code.

~~It is recognized that the required _____ ft. yard is not wholly contained on the above lot and shares a common space with the yard of an adjacent building. I agree to maintain a yard space of 60 to the property line as shown in the attached sketch, and will refrain from further construction in this yard so long as it is prohibited by the Building Code. I further submit that I will secure a recorded agreement from the owners of the adjacent property to the _____ of the above lot, dedicating a minimum yard space of _____ in order to make up the required _____ ft. yard. I also agree that if anytime in the future the titleship of the above lot should change, the yard conditions specified for the subject lot as stated above will be transferred to and be binding on the new owners. I understand that a building permit will not be issued to me for the above lot until such time as a reciprocal recorded agreement from the adjacent property owners is filed with the Building and Safety Division.~~

MAJESTIC REALTY/PATRICIAN ASSOC.
(Company or Corporation)

Edward P. Locke
(Signature)

4/17/96
(Date)

Plot Plan (ATTACHED)

(Division Use Only)
Group(s) B/S
Type(s) IN
Sprinklered YES
Separation Walls _____

By Mazen Dudar
Date 5/1/96

BSPC 012/11-87

Area Computations

AVAILABLE: 8,000
SPRINKLER + 60' } = Unlimited
yards } area per
code, chapter 5,
see 505.2

EXHIBIT A
D-750861

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 6 OF PARCEL MAP NO. 268, IN THE CITY OF INDUSTRY, AS SHOWN ON THE MAP FILED IN BOOK 231 PAGES 31 THROUGH 34, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THOSE PORTIONS OF LOT 1, PARCEL A, LOT 2, PARCEL A, LOT 3, PARCEL A, LOT 4, PARCEL A, AND LOT 5, PARCEL A, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON THE PARTITION MAP IN CASE NO. 72721, NEW PROBATE OF THE SUPERIOR COURT OF SAID COUNTY, SAID LOT BEING IN THAT PORTION OF THE 33.05 ACRE ALLOTMENT TO JESUS YBARRA, IN THE RANCHO DE LABREA, AS SHOWN ON THE PARTITION MAP FILED WITH THE REPORT OF THE REFEREES IN CASE NO. 2168 OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 6, SAID CORNER ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 5, PARCEL A; THENCE SOUTH 74 DEGREES 58' 55" WEST 85.21 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 6; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 35 DEGREES 10' 05" EAST 422.41 FEET, SAID COURSE BEING PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5, PARCEL A, TO A POINT ON THE NORTHERLY LINE OF THE SAN PEDRO, LOS ANGELES AND SALT LAKE RAILROAD COMPANY RIGHT-OF-WAY, 100.00 FEET WIDE, AS DESCRIBED IN THE DEED AS RECORDED IN BOOK 1505 PAGE 84 OF DEEDS OF SAID COUNTY, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2814.90 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 04 DEGREES 09' 45" EAST; THENCE WESTERLY 63.72 FEET ALONG SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 01 DEGREES 17' 49" TO A POINT TANGENT TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 87 DEGREES 08' 04" WEST 821.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AN UNRECORDED EASEMENT TO THE COUNTY OF LOS ANGELES, AS EXECUTED BY THE INDUSTRY URBAN-DEVELOPMENT AGENCY FOR FAIRWAY DRIVE; THENCE FOLLOWING ALONG SAID EASTERLY LINE THE FOLLOWING COURSES; NORTH 15 DEGREES 24' 20" WEST 19.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 171.75 FEET, NORTHWESTERLY 45.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 11' 21" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 171.75 FEET, NORTHWESTERLY 45.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 11' 21", NORTH 15 DEGREES 24' 20" WEST 134.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27.00 FEET, NORTHEASTERLY 42.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00' 00", AND NORTH 15 DEGREES 24' 20" WEST 2.00 FEET TO THE SOUTHERLY LINE OF BUSINESS PARKWAY, 80.00 FEET

WIDE, AS SHOWN ON SAID PARCEL MAP NO. 268, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID PARCEL 6; THENCE ALONG SAID SOUTHERLY LINE TO THE FOLLOWING COURSES; NORTH 74 DEGREES 35' 40" EAST 55.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1160.00 FEET, NORTHEASTERLY 159.63 FEET THROUGH A CENTRAL ANGLE OF 07 DEGREES 53' 04", NORTH 82 DEGREES 28' 44" EAST 292.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1240.00 FEET, NORTHEASTERLY 162.25 FEET THROUGH A CENTRAL ANGLE OF 07 DEGREES 29' 49" AND NORTH 74 DEGREES 58' 55" EAST 101.11 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 6; THENCE SOUTH 35 DEGREES 10' 05" EAST 4.26 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING PARCEL 1, OF CERTIFICATE OF COMPLIANCE NO. 101,391, RECORDED DECEMBER 21, 1995 AS INSTRUMENT NO. 95-2028455, OFFICIAL RECORDS.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF", AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

ALSO EXCEPT ALL THE RIGHTS TO OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW 500 FEET FROM THE SURFACE OF SAID LAND, BUT GRANTORS SHALL NOT HAVE THE RIGHT TO ENTER UPON OR USE THE SURFACE OF SAID LAND OR ANY OTHER PORTION OF SAID LAND LYING ABOVE SAID DEPTH, AS RESERVED BY HUMBERT A. BOEZINGER AND RUTH BOEZINGER, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 23, 1960 IN BOOK D952 PAGE 781, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM ALL MINERALS AND ALL MINERALS RIGHTS OF EVERY KIND AND CHARACTER NOW SHOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY AND MEANS OF METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREIN CONVEYED, OR ANY PORTION OF THE SURFACE OF SAID LANDS ABOVE A PLANE 500 FEET BELOW THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED RECORDED SEPTEMBER 29, 1981 AS INSTRUMENT NO. 81-966302, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL RIPARIAN, APPROPRIATIVE, PRESCRIPTIVE OR OTHER WATER RIGHTS, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RECORDED IN DEED RECORDED FEBRUARY 5, 1996 AS INSTRUMENT NO. 96-201208, OFFICIAL RECORDS.